

पचास
रुपये

रु.50



FIFTY
RUPEES

Rs.50

INDIA

INDIA NON JUDICIAL

आन्ध्र प्रदेश ANDHRA PRADESH

S. No. 43009 Dt. 29/3/2006 Rs. 50/-

Sold To..... Sridhar.....

S/o./W/o /C/o..... P. Rao..... do Hud

To Whom..... Axis engineers

5229/2006

512137

K. RAMA CHANDRAVATHI

STAMP VENDOR (LNO: 2700 RLNo. 200000)
6-2-307, Beside Banjara Darbar Hotel, Paragutta,
HYDERABAD - 500 082 Phone. No: 23351790

SALE DEED

THIS DEED OF SALE is made and executed on this 29th day of MARCH 2006, at SHAMIRPET BY:

Smt. P. NARMADA W/O. P. BALA SUBRAMANYAM, aged about 43 years, Occupation : House Wife, resident of H.No. B-1-363/114, Adityanagar Colony, Tolichowki, Golconda Post, HYDERABAD - 500 008.

Hereinafter referred to as "VENDOR" of the First part :

IN FAVOUR OF:

M/S. AXIS ENGINEERS, office at 5-49, Adj to Rami Reddy Nagar, Survey No. 303, Jeedimetla, Hyderabad - 500 055. Rep. by its Partners:

1. Sri. S.V.V. RAO S/O. Sri. HARINADHA BABU, aged about 41 Years,
2. Sri. S. RAVI SHANKAR S/O. Sri. HARINADHA BABU, aged about 39 Years,

Both are residents of 5-49, Adj to Rami Reddy Nagar, Survey No. 303, Jeedimetla, Hyderabad - 500 055.

Hereinafter referred to as "VENDEE" of the other part:

contd..2..

P. Narmada.

ఎ పుస్తకము వ సం|| పు 5229

దస్తావేజు మొత్తము కాగితముల సంఖ్య..... 6

ఈ కాగితము వరుస సంఖ్య.....

P. Venkatesh
25-03-2006 MAR 2006

192.8.....
పగలు.....

కామిస్ పేజీ రిజిస్ట్రారు అఫీసులో

క్రి.నెం. 1. పే. నెం.

రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32- ఎ ను

అనుసరించి సమర్పించవలసిన ఫోటో గ్రాఫులు మరియు

12900 ఫేరిముద్రలతో సహా అందుచేసి రుసుములు చెల్లించారు.
వాసయ్య శివారావు



P. Venkatesh

P. Venkatesh who is P. Venkatesh Subramanyam,
occl. House wife, R/W NO. 8-1-363/11A,
Adityanagar colony, Tolichowki, Golconda pet
Hrd.

విరూపంచి నడి

① S S V Reddy S/O S V N Murthy (late) 2-4-198 Rangapet Seba

② *[Signature]* m. venkatesh sh. mallekha, sh. meddhal (v.d.m),
a. r. o. i. l. b.

2006 వ సం|| మార్చి 29 వ తేది
192 క్ర. కా. క. సంఖ్య.....
25-03-2006
కామిస్ పేజీ

Both the expressions "Vendor" and "Vendee" shall mean and include all their respective heirs, executors administrators, legal representatives, nominees, successors, and assignees etc.

Whereas the Vendor is the sole and absolute owner, peaceful possessor, purchaser and pattadar of the Agricultural land bearing Survey Nos. as shown below:

Sy.No.	area	Ac. Gts.,
549/1	---	2-10
549/2	---	2-02
Total area		Ac.4-12 Gts.,


Situated at Village KOLTHUR, Mandal Shamirpet, Ranga Reddy District., having purchased through a Regd. Sale Deed Vide Doct. No. 257/99, Book-I, dt. 28th January 1999, regd. at S.R.O. Shamirpet subsequently MRO Shamirpet has issued Pass Books and Title Deeds to the Vendor Vide Patta No. 920, Pass Book No. 395577 and Title Deed No. 375499, issued from MRO Shamirpet.

Whereas the Vendor has offered to sell the above said land to the Vendee and the Vendee herein has agreed to purchase the same for a total sale consideration of Rs. 25,80,000/- (Rupees Twenty five lakhs eighty thousand only) which is more fully described in the Schedule hereto hereinafter called the said land.

contd..3..

P. Narmada.

I వ పుస్తకము 2006 వ సం॥పు.....5229
 దస్తావేజు మొత్తం కాగితముల సంఖ్య..... 6
 ఈ కాగితము వరుస సంఖ్య..... 2


 శా.శ-రిజిస్ట్రార్

ENDORSEMENT UNDER SECTIONS 41 AND 42 OF ACT II OF 1899

Doc. No. 5229/06

Date 29-3-06

I hereby certify that the Proper deficit Stamp duty of Rs 232 100/- + by cash .100 = 232,200
 has been levied in respect of this instrument from
 P. Nannoda
 on the basis of the Market Value/Consideration of Rs. 25,80,000/-


SUB-REGISTRAR OFFICE
 SHANIRPET
 Date.....29-3-06


 Registrar/Collector
 (Under the Indian Stamp. Act)

An Amount of Rs. 232 100/- towards Stamp Duty including Transfer
 Duty and Rs. 12900/- towards Registration Fee was paid by the party
 through Challen Receipt Number.....523485 Dated.....24-3-06
 at S.B.H. Bank Thumkunta Branch


 Sub-Registrar

1వ పుస్తకము 2006 సం॥ (శా.శ 1518) పు
 5229 నెంబరుగా రిజిస్టరు చేయబడినది స్కానింగ్
 నిమిత్తం గుర్తింపు నెంబరు 1516 - I-5229/2006
 ఇవ్వడవ్వెనది
 2006 సం॥ యూర్జి...నెం...29...తేది


 శా.శ-రిజిస్ట్రార్ అధికారి




NOW THIS DEED OF SALE WITNESSES AS FOLLOWS:

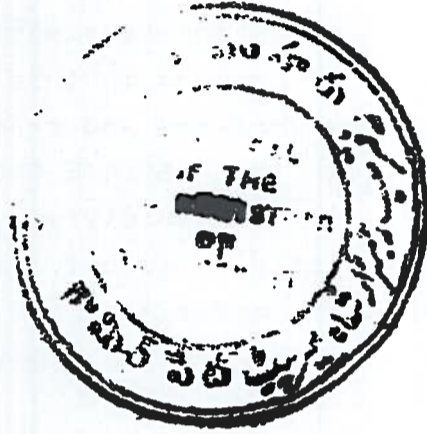
- 1) That in pursuance of the above offer and in acceptance of consideration the Vendee has already paid the sum of Rs. 25,80,000/- (Rupees Twenty five lakhs eighty thousand only) to the Vendor towards the full and final settlement of the same. That the Vendor hereby acknowledge the receipt of the said sum and releases the Vendee from any future liability of payment in this transaction. That the Vendor also hereby declares and transfers the Scheduled mentioned property by the ABSOLUTE SALE the Vendee TO HAVE and TO HOLD the same absolutely forever together with all the rights, title, liens, easements, advantages and appurtenances pertaining in which the Vendor having in respect of the Scheduled property.
- 2) That the Vendor has to-day handed over the vacant and peaceful physical possession of the Scheduled property to the Vendee and assure to keep indemnified from all losses, costs, expenses, damages and whatever may be the Vendee shall be put into reason of any defect in the title of the Scheduled property hereby conveyed.
- 3) That the Vendor further covenants with the Vendee that if the Vendee shall be deprived of whole or any part on account of any defect in the title of the Vendor, they shall indemnify and compensate the Vendee against the same.
- 4) That the Vendee shall hold and enjoy the Scheduled property as an absolute owner as he likes without any coercion or hindrance either from the Vendor or any others whomsoever.
- 5) That the Schedule of property is free from all encumbrances, charges, sales, gifts, mortgages, and court attachments etc.

P. Prammada .

contd..4..

1 వ పుస్తకము 2006వ సం॥పు.....5229..
దస్తావేజు మొత్తం కాగితముల సంఖ్య.....6.....
ఈ కాగితము వరుస సంఖ్య.....3.....


సబ్-రిజిస్ట్రార్



- 6) That the land effected by this document is not an assigned land as defined in Sec. 2(1) Act 9 of 1977.
- 7) That there are no legal impediments whatsoever for the Vendor conveying the Scheduled property in favour of the Vendee herein.
- 8) That the Vendor has paid all the revenue taxes upto-date in respect of the Scheduled property. If any dues found unpaid the Vendor will be liable to pay all such dues on later date. That the Vendee shall pay hereafter all taxes in respect of the Scheduled property.
- 9) That the Vendor further agree to sign all such papers and petitions which shall be required reasonably in getting mutation in the revenue records or in any other concerned departments at the expenses of the Vendee only.
- 10) That the Vendor hereby agree and deliver all the title deeds, certificates, receipts etc., in respect of the Scheduled property to the Vendee.
- 11) The Vendor hereby declare that there are no Mango trees/Coconut trees/Betal leaf gardens/Orange groves or any such other gardens that there are no mines or quarries of granites or such other valuable stones that there are no machinery, no fish ponds etc., in the land now being transferred. If any suppression of the above facts is noticed at a future date, the Vendor will be liable for prosecution as per law, besides the payment of deficit duty.


contd..5..

P. Narayana.

I వ పుస్తకము 2006వ సం॥పు..... 5229

దస్తావేజు మొత్తం కాగితముల సంఖ్య..... 6

ఈ కాగితము వరుస సంఖ్య..... 4


సహ-రిజిస్ట్రార్



SCHEDULE OF PROPERTY

All that the piece and parcel of the **Agricultural** land bearing Survey Nos. as shown below:

Sy.No.	area	Ac. Gts.,
549/2	---	2-10
549/3	---	2-02
Total area		Ac.4-12 Gts., or 1.74 Hectors.,

Situated at Village and Grampanchayat: KOLTHUR, Mandal & Sub-Dist: Shamirpet, Dist & Regn-Dist: Ranga Reddy is bounded by:

North: by land in Survey No. 549 & 548 parts,
 South: by land in Survey No. 550 part,
 East : by land in Survey No. 554 & 555 part,
 West : by land in Survey No. 549 part.

That the Market value of the said land is Rs.73,000/- per Acre and the total value comes to Rs. 3,14,000/- and the stamp duty is paid Under Rule 3 of A.P.P.U.V.I. Rules 1975. and party's own consideration value is Rs. 25,80,000/-

THIS DOCUMENT HAS BEEN EXECUTED ON 29.3.06, N.J. STAMPS WORTH Rs. 50/- AND THE D.S.D. Rs. 2,32,100/-, Registration Fee Rs. 12,900/-, User Charges, Rs 100/- Total Rs 2,45,100/- HAS BEEN REMITTED/PAID IN SBH THUMKUNIA BRANCH VIDE RECEIPT NO. 523485, CHALLAN NO. 108, DT. 24.3.06.

IN WITNESSES WHEREOF VENDOR has set his hands to these papers with free will and consent on the day, month and year first mentioned above.

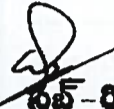
WITNESSES

1. S.S.V. Rastam

2. Ravi

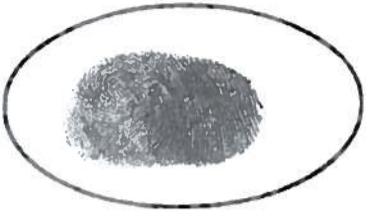





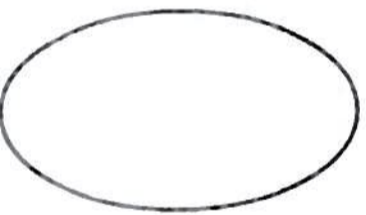
P. Annamada.
VENDOR

1 వ పుస్తకము 2006వ సం||పు.....5229..
దస్తావేజు మొత్తం కాగితముల సంఖ్య.....6.....
ఈ కాగితము వరుస సంఖ్య.....5.....


సబ్-రిజిస్ట్రార్



REGISTRATION ACT, 1908

FINGER PRINT IN BLACK (LEFT THUMB)	PASS PORT SIZE PHOTOGRAPH	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER BUYER
		<p>P. Narmada</p> <p>No 8-1-363/114,</p> <p>Adityanagar, Tolichowki</p> <p>Hyderabad</p>
		<p>S.V.V. Rao</p> <p>No 5-49 Rami Reddy</p> <p>Nagar, Feedimetta</p> <p>Hyderabad</p>
		<p>S. Rami Shankar</p> <p>No. 5-49, Rami Reddy</p> <p>Nagar, Feedimetta</p> <p>Hyderabad.</p>
	<p>PHOTO BLACK & WHITE</p>	<p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p>

WITNESSES

1. SSV Ratanam
2. Ravi

S. V. V. Rao

Dasthankar

(Vendor)

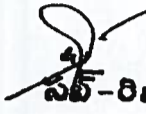
SIGN OF EXECUTANTS :

P. Narmada.

1 ప పుస్తకము నిలికించు సంఖ్య.....5229.

దస్తావేజు మొత్తం కాగితముల సంఖ్య.....6.....

ఈ కాగితము వరుస సంఖ్య.....6.....


వకీల్-రిజిస్ట్రార్

